

ORDINANCE NO. 0-93-64

AN ORDINANCE AMENDING THE CONWAY ZONING ORDINANCE TO ADD "BED AND BREAKFAST" AS A USE; DECLARING AN EMERGENCY ; AND FOR OTHER PURPOSES:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS:

Section 1: That the Conway Zoning Ordinance is hereby amended to add "Bed and Breakfast" as a conditional use in the 0-4 Restricted Office District, in MF-1 Multi-Family District, in MF-2 Multi-Family District and in MF-3 High Density Multi-Family.

Section 2: That Article 301 Definitions of the Conway Zoning Ordinance is hereby amended to add **the following definition:**

"Bed and Breakfast: An owner occupied dwelling unit that contains no more than five guest rooms where short-term lodging, with or without meals is provided for compensation. Short-term lodging shall be defined as lodging for a period not to exceed 21 days."

Section 3: That Section 501.7 - NUMBER OF OFF-STREET PARKING SPACES REQUIRED, A. Residential Uses of the Conway Zoning Ordinance is hereby amended to add:

" (7) Bed and Breakfast - one (1) space per sleeping/rental unit plus one (1) space for the **owner.**"

Section 4: That ARTICLE 601 EXCEPTIONS AND MODIFICATIONS: CONDITIONS APPLYING TO USES of the Conway Zoning Ordinance is hereby amended to add the following:

"SECTION 601.61 - BED AND BREAKFAST

Signage for a Bed and Breakfast facility is restricted to one sign with a gross area no greater than twelve (12) square feet. Only one side of the sign shall be utilized to compute the area.

No parties or receptions for pay shall be allowed at a Bed and Breakfast facility.

Before a conditional use permit is issued for a Bed and Breakfast facility, the building must be inspected by the Fire Marshall and/or Building Inspector to assure compliance with the Arkansas State Fire Code and to assure that no significant safety hazard exists. No conditional use permit shall be issued for a Bed and Breakfast facility if the building does not pass the **inspection.**"

Section 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of that conflict.

Section 6: That it is ascertained and declared that it is necessary for the public peace and welfare of the citizens of the City of Conway, Arkansas, an emergency is hereby declared to exist, and this ordinance shall take effect and be in force from and after its passage and publication.
PASSED this 14th day of December, 1993

APPROVED:

David A. Kinley
Mayor

ATTEST:

Martha Hartwick
City Clerk